

**County of San Diego TIF Program
BONSALL FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
AGRICULTURE (OPEN SPACE)	\$880 / acre	\$927 / acre	\$1,807 / acre
AIRPORT			
Commercial	\$30,801 / ksf	\$32,448 / ksf	\$63,249 / ksf
General Aviation	\$2,640 / acre	\$2,781 / acre	\$5,421 / acre
Heliports	\$44,002 / acre	\$46,354 / acre	\$90,356 / acre
AUTOMOBILE			
Car Wash			
Automatic	\$269,400 / acre	\$283,800 / acre	\$553,200 / acre
Self-serve	\$44,900 / wash stall	\$47,300 / wash stall	\$92,200 / wash stall
Gasoline			
with/Food Mart	\$51,725 / fueling space	\$54,490 / fueling space	\$106,214 / fueling space
with/Food Mart & Car Wash	\$50,108 / fueling space	\$52,787 / fueling space	\$102,895 / fueling space
Older Service Station Design	\$48,492 / fueling space	\$51,084 / fueling space	\$99,576 / fueling space
Sales (Dealer & Repair)	\$16,164 / ksf	\$17,028 / ksf	\$33,192 / ksf
Auto Repair Center	\$6,466 / ksf	\$6,811 / ksf	\$13,277 / ksf
Auto Parts Sales	\$19,397 / ksf	\$20,434 / ksf	\$39,830 / ksf
Quick Lube	\$12,931 /	\$13,622 /	\$26,554 /
Tire Store	\$8,082 / ksf	\$8,514 / ksf	\$16,596 / ksf
CEMETERY	\$2,245 / acre	\$2,365 / acre	\$4,610 / acre
CHURCH (OR SYNAGOGUE)	\$3,596 / ksf	\$3,789 / ksf	\$7,385 / ksf
COMMERCIAL/RETAIL			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$15,715 / ksf	\$16,555 / ksf	\$32,270 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$19,981 / ksf	\$21,049 / ksf	\$41,029 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$28,018 / ksf	\$29,515 / ksf	\$57,533 / ksf
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$42,026 / ksf	\$44,273 / ksf	\$86,299 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$15,266 / ksf	\$16,082 / ksf	\$31,348 / ksf
Electronics Superstore	\$19,083 / ksf	\$20,103 / ksf	\$39,185 / ksf
Factory Outlet	\$15,266 / ksf	\$16,082 / ksf	\$31,348 / ksf
Supermarket	\$57,248 / ksf	\$60,308 / ksf	\$117,555 / ksf
Drugstore	\$34,349 / ksf	\$36,185 / ksf	\$70,533 / ksf

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Convenience Market (15-16 hours)	\$190,825 / ksf	\$201,025 / ksf	\$391,850 / ksf
Convenience Market (24 hours)	\$267,155 / ksf	\$281,435 / ksf	\$548,590 / ksf
Convenience Market (w/gasoline pumps)	\$324,403 / ksf	\$341,743 / ksf	\$666,145 / ksf
Discount Club	\$22,899 / ksf	\$24,123 / ksf	\$47,022 / ksf
Discount Store	\$22,899 / ksf	\$24,123 / ksf	\$47,022 / ksf
Furniture store	\$2,290 / ksf	\$2,412 / ksf	\$4,702 / ksf
Lumber Store	\$11,450 / ksf	\$12,062 / ksf	\$23,511 / ksf
Home Improvement Superstore	\$15,266 / ksf	\$16,082 / ksf	\$31,348 / ksf
Hardware/Paint Store	\$22,899 / ksf	\$24,123 / ksf	\$47,022 / ksf
Garden Nursery	\$15,266 / ksf	\$16,082 / ksf	\$31,348 / ksf
Mixed Use: Commercial (w/supermarket)	\$41,982 / ksf	\$44,226 / ksf	\$86,207 / ksf
Mixed Use: Commercial/Residential	\$1,908 / unit	\$2,010 / unit	\$3,919 / unit
EDUCATION			
University (4 years)	\$1,078 / student	\$1,135 / student	\$2,213 / student
Junior College (2 years)	\$534 / student	\$563 / student	\$1,097 / student
High School	\$548 / student	\$577 / student	\$1,125 / student
Middle/Junior High	\$552 / student	\$582 / student	\$1,134 / student
Elementary	\$647 / student	\$681 / student	\$1,328 / student
Day Care	\$1,931 / child	\$2,034 / child	\$3,965 / child
FINANCIAL			
Bank (Walk-In only)	\$51,860 / ksf	\$54,632 / ksf	\$106,491 / ksf
with Drive-Through	\$69,146 / ksf	\$72,842 / ksf	\$141,988 / ksf
Drive-Through only	\$86,433 / lane	\$91,053 / lane	\$177,485 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$45,526 / lane	\$88,743 / lane
Savings & Loan	\$20,744 / ksf	\$21,853 / ksf	\$42,596 / ksf
Drive-Through only	\$86,433 / lane	\$91,053 / lane	\$177,485 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$45,526 / lane	\$88,743 / lane
HOSPITAL			
General	\$8,800 / bed	\$9,271 / bed	\$18,071 / bed
Convalescent/Nursing	\$1,320 / bed	\$1,391 / bed	\$2,711 / bed
INDUSTRIAL			
Industrial/Business Park (commercial included)	\$5,747 / ksf	\$6,054 / ksf	\$11,802 / ksf
Industrial Park (no commercial)	\$3,520 / ksf	\$3,708 / ksf	\$7,228 / ksf
Industrial Plant (multiple shifts)	\$4,355 / ksf	\$4,588 / ksf	\$8,943 / ksf
Manufacturing/Assembly	\$1,742 / ksf	\$1,835 / ksf	\$3,577 / ksf
Warehousing	\$2,178 / ksf	\$2,294 / ksf	\$4,472 / ksf
Storage	\$871 / ksf	\$918 / ksf	\$1,789 / ksf
Science Research & Development	\$3,484 / ksf	\$3,670 / ksf	\$7,155 / ksf
Landfill & Recycling Center	\$2,613 / acre	\$2,753 / acre	\$5,366 / acre
LIBRARY			
	\$19,756 / ksf	\$20,812 / ksf	\$40,568 / ksf
LODGING			

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Hotel (w/convention facilities/restaurant)	\$4,310 / room	\$4,541 / room	\$8,851 / room
Motel	\$3,879 / room	\$4,087 / room	\$7,966 / room
Resort Hotel	\$3,448 / room	\$3,633 / room	\$7,081 / room
Business Hotel	\$3,017 / room	\$3,179 / room	\$6,196 / room
MILITARY	\$1,100 / person	\$1,159 / person	\$2,259 / person
OFFICE			
Standard Commercial Office (less than 100,000 sq. ft.)	\$8,621 / ksf	\$9,082 / ksf	\$17,702 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$7,404 / ksf	\$7,800 / ksf	\$15,204 / ksf
Office Park (400,000+ sq. ft.)	\$5,226 / ksf	\$5,506 / ksf	\$10,732 / ksf
Single Tenant Office	\$6,097 / ksf	\$6,423 / ksf	\$12,521 / ksf
Corporate Headquarters	\$3,049 / ksf	\$3,212 / ksf	\$6,260 / ksf
Government (Civic Center)	\$11,315 / ksf	\$11,920 / ksf	\$23,234 / ksf
Post Office			
Central/Walk-In Only	\$33,944 / ksf	\$35,759 / ksf	\$69,703 / ksf
Community (not including mail drop lane)	\$75,432 / ksf	\$79,464 / ksf	\$154,896 / ksf
Community (w/mail drop lane)	\$113,148 / ksf	\$119,196 / ksf	\$232,344 / ksf
Mail Drop Lane only	\$565,740 / lane	\$595,980 / lane	\$1,161,720 / lane
Mail Drop Lane only (one-way)	\$282,870 / lane	\$297,990 / lane	\$580,860 / lane
Department of Motor Vehicles	\$67,889 / ksf	\$71,518 / ksf	\$139,406 / ksf
Medical-Dental	\$20,205 / ksf	\$21,285 / ksf	\$41,490 / ksf
PARKS			
City (developed w/meeting rooms and sports facilities)	\$21,103 / acre	\$22,231 / acre	\$43,334 / acre
Regional (developed)	\$8,441 / acre	\$8,892 / acre	\$17,334 / acre
Neighborhood/County (undeveloped)	\$2,110 / acre	\$2,223 / acre	\$4,333 / acre
State (average 1000 acres)	\$422 / acre	\$445 / acre	\$867 / acre
Amusement (Theme)	\$33,765 / acre	\$35,570 / acre	\$69,334 / acre
San Diego Zoo	\$48,537 / acre	\$51,131 / acre	\$99,668 / acre
Sea World	\$33,765 / acre	\$35,570 / acre	\$69,334 / acre
RECREATION			
Beach, Ocean or Bay	\$245,154 / klf shore	\$258,258 / klf shore	\$503,412 / klf shore
Beach, Lake (fresh water)	\$20,430 / klf shore	\$21,522 / klf shore	\$41,951 / klf shore
Bowling Center	\$12,258 / ksf	\$12,913 / ksf	\$25,171 / ksf
Campground	\$1,634 / campsite	\$1,722 / campsite	\$3,356 / campsite
Golf Course	\$2,860 / acre	\$3,013 / acre	\$5,873 / acre
Driving Range only	\$28,601 / acre	\$30,130 / acre	\$58,731 / acre
Marinas	\$1,634 / berth	\$1,722 / berth	\$3,356 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$36,773 / acre	\$38,739 / acre	\$75,512 / acre
Racquetball/Health Club	\$12,258 / ksf	\$12,913 / ksf	\$25,171 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
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Tennis Courts	\$6,537 / acre	\$6,887 / acre	\$13,424 / acre
Sports Facilities			
Outdoor Stadium	\$20,430 / acre	\$21,522 / acre	\$41,951 / acre
Indoor Arena	\$12,258 / acre	\$12,913 / acre	\$25,171 / acre
Racetrack	\$16,344 / acre	\$17,217 / acre	\$33,561 / acre
Theaters (multiplex w/matinee)	\$29,814 / ksf	\$31,407 / ksf	\$61,221 / ksf
RESIDENTIAL			
Estate, Urban or Rural (average 1-2 DU/acre)	\$5,226 / unit	\$5,506 / unit	\$10,732 / unit
Single Family Detached (average 3-6 DU/acre)	\$4,355 / unit	\$4,588 / unit	\$8,943 / unit
Condominium (or any multi-family 6-20 DU/acre)	\$3,484 / unit	\$3,670 / unit	\$7,155 / unit
Apartment (or any multi-family units more than 20 DU/acre)	\$2,613 / unit	\$2,753 / unit	\$5,366 / unit
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$3,484 / unit	\$3,670 / unit	\$7,155 / unit
(6-20 DU/acre)	\$2,613 / unit	\$2,753 / unit	\$5,366 / unit
Mobile Home			
Family	\$2,178 / unit	\$2,294 / unit	\$4,472 / unit
Adults Only	\$1,307 / unit	\$1,376 / unit	\$2,683 / unit
Retirement Community	\$1,742 / unit	\$1,835 / unit	\$3,577 / unit
Congregate Care Facility	\$1,091 / unit	\$1,149 / unit	\$2,240 / unit
RESTAURANT			
Quality	\$39,512 / ksf	\$41,624 / ksf	\$81,136 / ksf
Sit-down, high turnover	\$63,219 / ksf	\$66,598 / ksf	\$129,818 / ksf
Fast Food (w/drive-through)	\$256,828 / ksf	\$270,556 / ksf	\$527,384 / ksf
Fast Food (without drive-through)	\$276,584 / ksf	\$291,368 / ksf	\$567,952 / ksf
Delicatessen (7am-4pm)	\$59,268 / ksf	\$62,436 / ksf	\$121,704 / ksf
TRANSPORTATION			
Bus Depot	\$11,225 / ksf	\$11,825 / ksf	\$23,050 / ksf
Truck Terminal	\$4,490 / ksf	\$4,730 / ksf	\$9,220 / ksf
Waterport/Marine Terminal	\$76,330 / berth	\$80,410 / berth	\$156,740 / berth
Transit Station (Light Rail w/parking)	\$134,700 / acre	\$141,900 / acre	\$276,600 / acre
Park & Ride Lots	\$179,600 / acre	\$189,200 / acre	\$368,800 / acre
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